

**OFFICE OF THE CITY MANAGER
LITTLE ROCK, ARKANSAS**

**BOARD OF DIRECTORS COMMUNICATION
DECEMBER 15, 2020 AGENDA**

<p>Subject:</p> <p>An ordinance to condemn the structure located at 1717 North Mississippi Street.</p> <p>Submitted By:</p> <p>Planning & Development Department</p>	<p>Action Required:</p> <p style="text-align: center;">√ Ordinance Resolution</p>	<p>Approved By:</p> <p style="text-align: center;">Bruce T. Moore City Manager</p>
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<p style="text-align: center;">SYNOPSIS</p> <p style="text-align: center;">FISCAL IMPACT</p> <p style="text-align: center;">RECOMMENDATION</p> <p style="text-align: center;">BACKGROUND</p>	<p>An ordinance to condemn the commercial structure located at 1717 North Mississippi Street, which has become run-down, dilapidated, unsightly, dangerous and detrimental to the public welfare of the citizens of the City of Little Rock, Arkansas.</p> <p>None.</p> <p>Approval of the ordinance.</p> <p>This site and structure has a long history and the City has attempted to work with the owners to rehabilitate the property, but without success. On May 7, 2013, the structure was presented to the Board of Directors for formal condemnation; however, the owner requested and was approved by the Board to sell the property within ninety (90) days, or begin repairs. The property didn't sell, and a Building Permit was obtained on August 6, 2013. On October 11, 2013, a letter was sent to the owner with regard to the time limits for completion of repairs. A site inspection was conducted on October 18, 2013, revealing that repairs were ongoing. An additional inspection was made on October 21, 2013, which revealed that repairs were being made to brick walls on the north and south sides.</p>
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**BACKGROUND
CONTINUED**

Work continued for the remainder of 2013 and beginning in 2014; however, the repairs were never completely finished and the structure has fallen back into a state of disrepair. As a result of numerous complaints in late 2019 and early 2020, the owners were sent warning notices on April 22, 2020, outlining the condition of the structure. In May 2020, the owner's son, Paul Jackson, contacted the Building Codes Division Office stating that they would board and secure the building and keep the grass mowed; however, no plans were submitted for the buildings repair or removal. Therefore, staff is recommending the formal condemnation and removal of the structure.

The structure has become run-down, dilapidated, unsightly, dangerous and is detrimental to the public welfare of the citizens of Little Rock. The City has contacted the owner by Certified and Regular Mail outlining the conditions of the structure. They have failed to meet the timelines to either repair or demolish the structure. The structure has deteriorated because of a lack of maintenance and age.

Owner: Kathy Jackson

Ward: 3

Zoning Classification: R-3, Single-Family District

Use: Former Forrest Highland Baptist Church